

**PLANNING COMMISSION
SPECIAL MEETING February 11, 2015**

Robert Pease, Vice-Chairman, opened the meeting at 6:00 P.M. with the following in attendance:

MEMBERS:

Anthony Whelan, Chair, Absent
Robert Pease, Vice-Chair
Harry Jancis
Ray Krzykowski
Robert Clark, Alternate
Dave Sletner, Alternate

OTHERS:

Public: 0
Wayne Zirolli, Borough Engineer
Sue Goggin, Secretary
Edward Fitzpatrick, Borough Attorney

1. Robert Pease led with the Pledge of Allegiance. He took attendance, and noted there was a quorum. He appointed Bob Clark and Dave Sletner regular voting members.
2. Executive session with Borough Attorney.
There was no executive session.
3. Review /Approval of the January 5, 2015 Regular Meeting Minutes.

VOTED: Unanimously on a motion by Dave Sletner and seconded by Bob Clark to **APPROVE** the January 5, 2015 Regular Meeting Minutes as written.

4. NEW BUSINESS

- A. Commission discussion/decision regarding request for bond reduction and extension for Apple Hill Estates Subdivision, Section II, Applicant: Morgan Development Corporation

Attorney McVerry asked the commission to put off any discussion on the bond reduction until next month's meeting because Mr. Vozzo, with Morgan Development, is stuck in Florida. He explained the background of the previous extensions and also the state statutes regarding extensions for land use applications. Attorney Fitzpatrick explained the purpose of the state statute change to permit extensions. There was a discussion over the time available for extensions. It was clarified that the applicant is requesting a one year extension with the intent of finishing the work in that time frame, but they may come back if necessary.

VOTED: Unanimously on a motion by Harry Jancis and seconded by Ray Krzykowski to **GRANT** an extension from February 2015 to February 2016 for Apple Hill Estates Subdivision, Section II.

The request for the bond reduction was tabled to the next meeting due to the applicant unable to attend the meeting due to inclement weather.

- B. Commission discussion/decision regarding referral from the Zoning Commission for proposed text amendments to Section 59, Section 23.1, Schedule A, Section 24.1, Schedule B of the Naugatuck Zoning Regulations, Applicant: Joseph Migani, Agent for the Borough of Naugatuck

There was an informal discussion over Parcels A, B & C. Attorney Fitzpatrick said the consensus is to develop each piece one at a time. There was a discussion over this proposal compared to past proposals. This item was tabled until the next meeting.

- C. Commission discussion/decision regarding referral from the Zoning Commission for proposed map change from I-1 to Special Development District (SDD) for Parcels A & B located at 6 Rubber Avenue and 0 Maple Street, Applicant: Joseph Migani, Agent for the Borough of Naugatuck

This item was tabled until the next meeting.

- D. Commission discussion/decision regarding referral from the Zoning Commission for proposed text amendments to Sections 24.4.12, 25.12.1 & 25.6 of the Naugatuck Zoning Regulations, Applicant: Borough of Naugatuck

Sue explained that the zoning regulations are not clear in regard to decks and pools. Bob Pease said he didn't feel that the revisions were clear. He said there should be two paragraphs- one for decks and pools and one for decks. Attorney Fitzpatrick said their comments can be attached to their referral in the report to the zoning commission. There was a discussion over section 24.4.13.

VOTED: Unanimously on a motion by Harry Jancis and seconded by Ray Krzykowski to send a **NEGATIVE REFERRAL** to the Naugatuck Zoning Commission for better defined wording to separate pools from decks.

- E. Commission discussion regarding procedures for property division and/or property line revision.

Wayne explained that anyone can file a map on the land records whether or not it meets zoning or subdivision requirements. Having a procedure in place can help insure that these requirements are met. It would be necessary for the town clerk to be sure that any maps filed for property divisions are conforming according to land use. Attorney Fitzpatrick said many towns have a policy that before a map is filed it must be approved by land use. This would require the town clerk to be a part of the process.

VOTED: Unanimously on a motion by Harry Jancis and seconded by Ray Krzykowski for Wayne and Sue to ask the town clerk's office for their cooperation and also draft an ordinance for the Borough Board to pass.

VOTED: Unanimously on a motion by Harry Jancis and seconded by Dave Sletner to adopt a procedure for property division and/or property line revision and communicate that to the town clerk's office.

- F. Commission discussion/decision regarding 8-24 referral from the Board of Mayor and Burgesses for possible purchase of homes in front of Naugatuck High School on Rubber Avenue.

Bob Neth, 30 Citybrook Road, Chairman of the NHS Building Committee, explained the proposal. They may be interested in purchasing the 5 homes in front of the high school and demolish them. They would grade the property and add drainage. They would like to use the area for additional parking and possibly add another entrance to the building. If they were able to take down the homes, there would be a better view of the newly renovated facility. There was a discussion over the funding for this project.

VOTED: 3-0-2 on a motion by Ray Krzykowski and seconded by Harry Jancis to send a **POSITIVE REFERRAL** to the Board of Mayor and Burgesses regarding an 8-24 referral for possible purchase of homes in front of Naugatuck High School on Rubber Avenue.

FOR

Harry Jancis
Ray Krzykowski
Dave Sletner

AGAINST

ABSTAIN

Robert Pease
Robert Clark

- G. All new items will require a 2/3 vote.

There were no new items.

5. ADJOURNMENT

VOTED: Unanimously on a motion by Ray Krzykowski and seconded by Dave Sletner to adjourn the meeting at 8:30 P.M.

RESPECTFULLY SUBMITTED:

Ray Krzykowski, Secretary/sg